

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3  
AGENDA DATE: Thu 10/20/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-00-2047 (RCT) - The Grove - Conduct a public hearing and approve a restrictive covenant termination for the property locally known as 900 Grove Boulevard (Country Creek Watershed).  
Planning Commission Recommendation: To grant the request to terminate the restrictive covenant.  
Applicant: Grief-Yount Partnership. Agent: Grief-Yount Partnership (Bill Grief). City Staff: Robert Heil, 974-2330.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **RESTRICTIVE COVENANT TERMINATION REVIEW SHEET**

**CASE:** C14-00-2047 (RCT)

**P.C. DATE:** September 13, 2005

**ADDRESS:** 900 Grove Blvd

**OWNER/APPLICANT:** Grief-Yount Partnership    **AGENT:** Grief-Yount Partnership  
(Bill Grief)

**EXISTING ZONING:** GR-CO and RR-CO                      **AREA:** 28.112 acres

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends the termination of the Restrictive Covenant.

### **PLANNING COMMISSION RECOMMENDATION:**

September 13, 2005: Recommended termination of the restrictive covenant. [Consent 9-0].

### **DEPARTMENT COMMENTS:**

The original restrictive covenant, signed in September 2000, called for the either the development under General Office (GO) base district zoning within 10 years, or, barring that, the owner would not oppose a rollback of the zoning to Family Residence (SF-3).

As part of the East Riverside/Oltorf Combined Neighborhood Plan process, a consensus was reached to permanently rezone the property to General Office-Mixed Use-Neighborhood Plan (GO-MU-NP). To reflect this new consensus of the stakeholders, the applicant requests the termination of the restrictive covenant. Staff supports the request.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO-CO and RR-CO	Undeveloped
<i>North</i>	P	Sports Complex
<i>South</i>	GO	Austin Community College
<i>East</i>	P	Undeveloped
<i>West</i>	LO-MU, RR	Undeveloped

**NEIGHBORHOOD PLANNING AREA:** Pleasant Valley Neighborhood Plan Area

**TIA:** Not required

**WATERSHED:** Country Club Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

- Southeast Austin Neighborhood Alliance (189)
- Crossing Garden Home Owners Association (299)
- Terrell Lane Interceptor Association (300)
- Barton Springs / Edwards Aquifer Conservation District (428)
- Austin Neighborhoods Council (411)
- Montopolis Area Neighborhood Alliance (634)
- Riverside Farms Road Neighborhood Association (934)
- P.O.D.E.R. (People Organized in Defense of Earth and her Resources (972)

**SCHOOLS: (AISD)**

Allison Elementary School

Martin Middle School

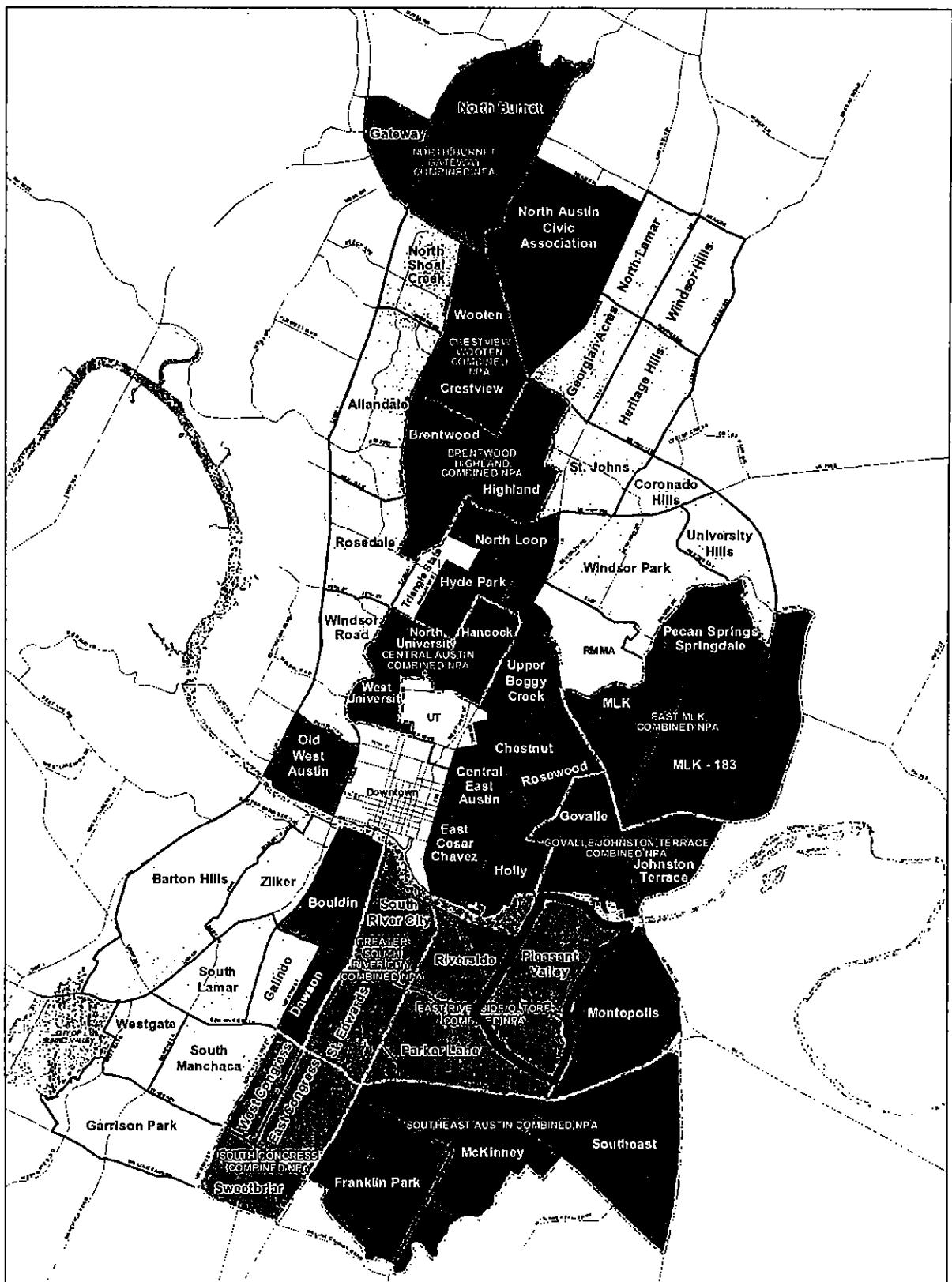
Johnston High School

**CITY COUNCIL DATE:** October 20, 2005

**ACTION:**

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil **PHONE:** 974-2330 **E-mail:**  
robert.heil@ci.austin.tx.us



## City of Austin Neighborhood Planning Areas



Prepared by City of Austin  
Neighborhood Planning & Zoning Department  
August 15, 2008

Combined Neighborhood  
Planning Areas

### Neighborhood Plan Status

- Adopted Neighborhood Plan & Zoning
- Neighborhood Plan Underway
- Future Neighborhood Planning Area
- Non-Neighborhood Planning Area

5,120 2,560 0 5,120 10,240 Feet

This map has been produced by the City of Austin for the sole purpose of showing general planning and is not intended for any other purpose. No warranty is made regarding its accuracy or completeness.

June 20, 2005


Watershed Protection and Development Review  
One Texas Center- Fourth Floor  
505 Barton Springs Road  
Austin, Texas 78704

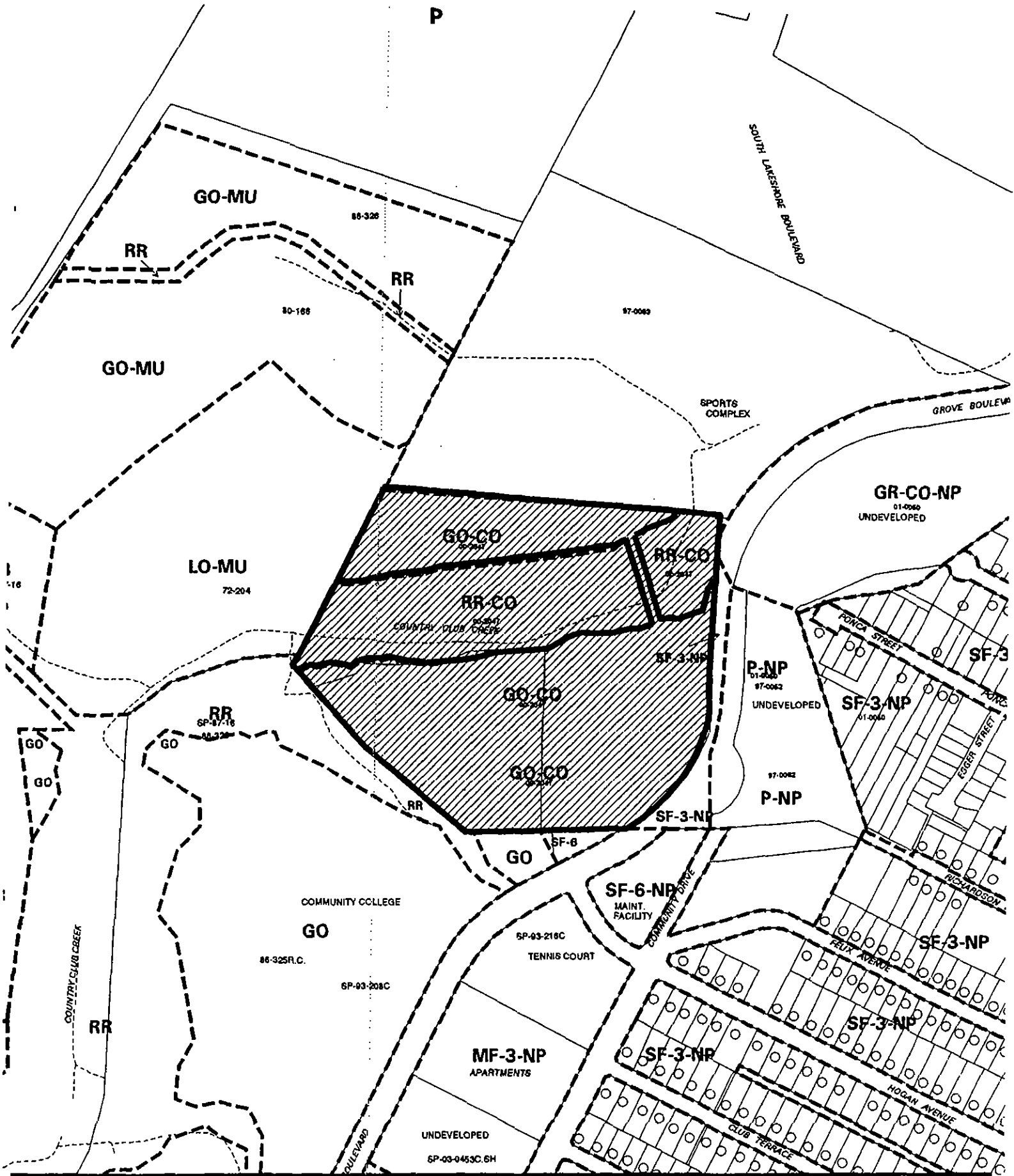
Dear Director:

As a part of the East Riverside/Oltorf Neighborhood Planning Process, a consensus has developed on the 28.112 acre tract owned by the Greif Yount Partnership. The recommendation by the majority of stake holders and endorsed by the ownership is to permanently zone this property GO-MU-NP. Because this consensus has been reached, the Restrictive Covenant dated September 25, 2000 is no longer needed. The ownership and the neighborhood have reached a unanimous agreement to delete this Restrictive Covenant, which was a part of the earlier zoning process in 2000.

If you have questions or need any further information, please contact me at (512) 482-9101. Thank you.

Sincerely,

  
William B. Greif



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R. HEIL	  	<b>RESTRICTIVE COVENANT TERMINATION</b> <b>CASE #: C14-00-2047(RCT)</b> <b>ADDRESS: 900 GROVE BLVD</b> <b>SUBJECT AREA (acres): 28.100</b>		<b>DATE: 05-06</b> <b>INTLS: SM</b>	<b>CITY GRID REFERENCE NUMBER</b> <b>L20</b>